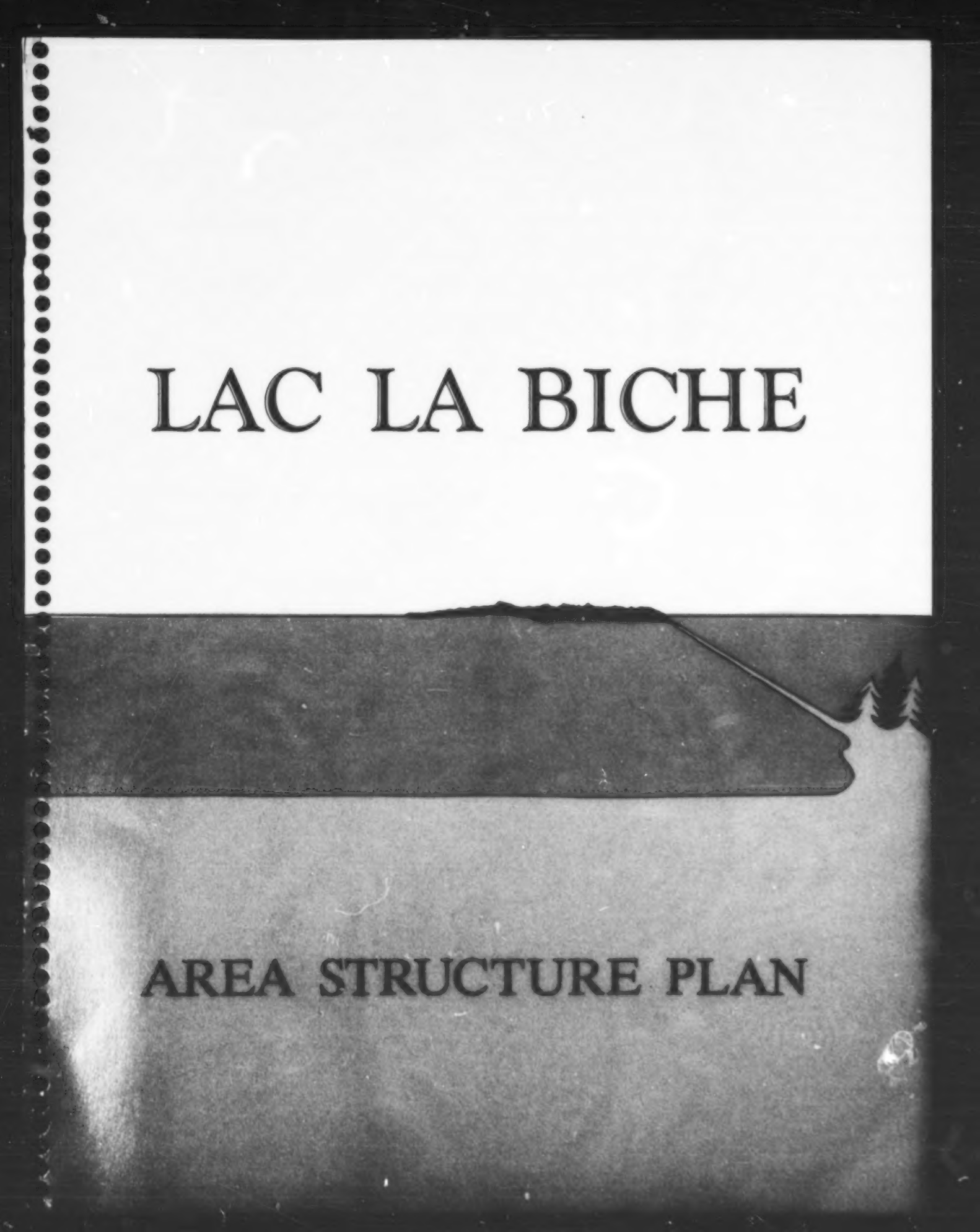
LAC LA BICHE



AREA STRUCTURE PLAN

92-01863/

LAC LA BICHE
LAKE MANAGEMENT PLAN
AREA STRUCTURE PLAN

Adopted by the Minister of Municipal Affairs, as Council for Improvement District #18(South), under Ministerial Order # 551/90 signed on August 16, 1990.

Prepared For:
Improvement District #18(South)

Prepared By:
Planning Branch
Alberta Municipal Affairs

62-285

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1. INTRODUCTION

1.1 Origin and Purpose

Lac La Biche, the seventh largest lake in Alberta, is located halfway between the Cities of Edmonton and Fort McMurray. With the rising popularity of outdoor recreation pursuits in recent years, and the growth of the Town of Lac La Biche which is located immediately on its south shore, the lake has come under increased pressure for expansion of recreation and residential development. In light of the growing development pressure, Alberta Environment, in August 1977, placed Lac La Biche under the **Regulated Lake Shoreland Development Operation Regulations**. The Regulations prohibit most development at Lac La Biche until a lake management plan and the implementing Land Use Order have been prepared and adopted by the Improvement District. Subsequently, Improvement District #18(South) requested the Regional Planning Section of Alberta Municipal Affairs to prepare this lake management plan.

In order to address these expectations, this Plan has been prepared with the following purposes in mind:

a) to provide policies in the form of text and maps which reflect and attempt to achieve the management goals and recommendations established for Lac La Biche,

b) to establish a future development pattern in the planning area and to articulate policies and implementation mechanisms,

c) to provide guidelines to the Improvement District and agencies in the preparation of the implementing Land Use Order and in the reviewing of subdivision and development applications,

d) to provide inputs to the provincial and federal governments in the preparation of their policies and programs which may affect the planning area, and

e) to satisfy the provisions of the **Regulated Lake Shoreland Development Operation Regulations**.

1.2 Planning Area

The Planning area (Map 1) is comprised of Lac La Biche Lake and the adjacent shoreland extending approximately 1.5 km from the lake's high water mark. This 1.5 km zone encompasses that area in which the greatest development pressure and impacts on the lake will normally occur. All of the lands affected by the **Regulated Lake Shoreland Development Operation Regulations** are included in the planning area. For convenience in preparation and administration of the Land Use Order, the planning area boundaries follow quarter section and settlement lot lines.

The planning area is entirely within the administration boundaries of Improvement District #18(South).

1.3 Basis of the Plan

1.3.1 Goals

The policies of this Plan are based on a number of goals established during the preparation of plan alternatives. These goals are:

a) overall quality of the lake environment and existing water quality should be maintained or improved,

b) the continued viability and integrity of appropriate existing developments and uses at the lake should be ensured,

c) the quality of the recreational experience for the majority of lake users should be maintained or enhanced,

d) intensive recreation development catering to the demands of the general public should be encouraged in appropriate locations,

e) higher capability agricultural lands should be preserved for agricultural production, where possible, and

f) a fair degree of long term management options should be maintained for the planning area.

1.3.2 Assumptions

A number of assumptions have been made in preparation of this Plan:

a) there will be an increasing demand by the general public for outdoor recreation facilities at Lac La Biche Lake and the Improvement District wishes to satisfy some of the demand where appropriate and possible, and

b) while some existing uses may be in conflict with each other and some existing development may not be acceptable according to present planning standards, the Improvement District does not wish to create undue hardships by retroactively imposing overly restrictive control regulations.

1.3.3 Legal Considerations

This plan is prepared pursuant to the following legal bases:

a) the **Regulated Lake Shoreland Development Operation Regulations** (Order-in-Council 850/77) was enacted under the **Land Surface Conservation and Reclamation Act**, in August of 1977, affecting Lac La Biche Lake. Section 7(1) of the Regulations stipulates that no lake shoreland development shall be permitted unless the affected area is covered by a Lake Management Plan and Lake Management Land Use Bylaw, and, unless the proposed development conforms with the Plan and the Bylaw, and

b) the Alberta Planning Board, in June 1978 published the **Guidelines for Use in Preparing Lake Shoreland Management Plans**. The Board stipulates that the process and procedures used for the preparation of a general municipal plan shall, in general, be used for the preparation of a lake management plan. However, since the planning area only covers a part of I.D. #18, this Plan shall be considered as an **Area Structure Plan** under the **Planning Act**.

2. LAND USE POLICIES

Map 1 outlines the land use pattern of the planning area which shall be reflected in the Improvement District #18(South) Land Use Order #1. Provisions governing each of the land use designations are detailed in this Section. Development of land for any uses, where permitted under the designations, shall also conform with the MANAGEMENT POLICIES in Section 3.

2.1 Rural Conservation Area

a) The predominant uses of such areas shall be for extensive agriculture and farm related use. Intensive agricultural activities such as tree nurseries and apiaries which can be shown to cause no significant increase in noise, pollution or odour, and would not adversely affect the lake and its environment may be permitted. In addition, transportation, communications, public and institutional facilities and extensive recreational uses which would not require the construction of permanent structures, may be permitted.

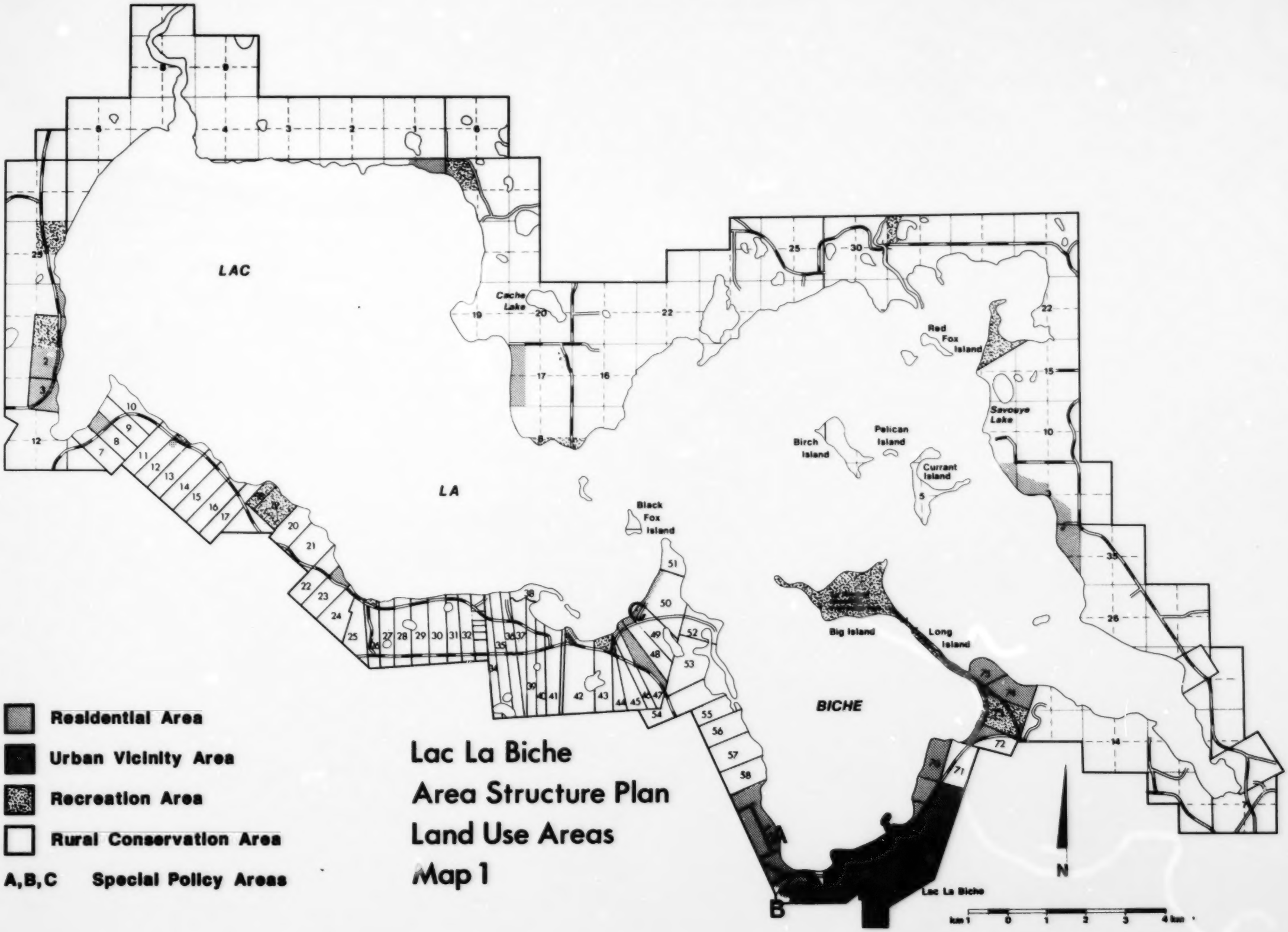
b) Expansion modification or extension of existing intensive livestock operations may be allowed subject to the concurrence of the Improvement District and provincial authority having jurisdiction. The operator of the intensive livestock facility shall be encouraged to obtain a Certificate of Compliance from Alberta Agriculture. The establishment of new livestock operations shall not be allowed.

c) The subdivision of one farmstead or country residential lot from each previously unsubdivided quarter section or settlement lot may be permitted. The minimum parcel size shall be 0.4 hectares. The maximum parcel size shall be 4.0 hectares for a farmstead and 2.0 hectares for a country residence. Where possible, this subdivision shall be located on that portion of the quarter section or settlement lot with the lowest capability for agricultural production. In addition, subdivision of parcels isolated from the quarter section or settlement lot by a natural or man-made feature may be permitted.

2.2 Recreation Area

a) The preferred uses of such areas shall be for high intensity public oriented recreation uses such as campground, day use areas and boat launches. Other recreation uses such as tennis courts, lake access points, playgrounds and community halls may be allowed if these uses are compatible with the preferred uses. Any proposed recreation development shall not significantly affect the lake and its environment, including important fish and wildlife habitat.

b) Development applications for recreation uses shall be accompanied by a report outlining the compatibility of the proposed use with the development and resource capability of the site and the surrounding land use.



Lac La Biche
Area Structure Plan
Land Use Areas
Map 1

c) Access to recreation areas shall be suitably located so as not to create traffic hazards. Adequate and clearly marked on-site parking areas shall also be required.

d) The subdivision of one farmstead or country residential lot from each previously unsubdivided quarter section or settlement lot may be permitted. The minimum parcel size shall be 0.4 hectares The maximum parcel size shall be 4.0 hectares for a farmstead and 2.0 ha. for a country residence. In addition, subdivision of parcels isolated from the quarter section or settlement lot by natural or man-made features may be permitted in accordance with the Land Use Order.

2.3 Residential Area

a) The predominant uses of such areas shall be for detached single-family dwellings, including Canadian Standards Association approved mobile homes anchored on suitable foundations, and ancillary buildings and uses. Within public reserve areas, public recreation facilities such as tennis courts, picnic grounds, lake access points and community halls may be allowed if these uses are compatible with the residential use.

b) Re-subdivision of vacant lands within an existing subdivision may be permitted. The minimum parcel size shall be 0.4 hectares for re-subdivision.

c) Development applications for residential use shall be accompanied by a report outlining the compatibility of the proposed use with the development and resource capability of the site and the surrounding land use.

2.4 Urban Vicinity Area

a) The predominant uses of such areas shall be for extensive agriculture and farm related uses. Intensive agricultural activities such as nurseries and apiaries which can be shown to cause no significant increase in odour, noise or pollution, and would not adversely affect the lake and its environment may be permitted. In addition, extensive recreation use such as trails, scenic observation areas and outdoor education facilities; intensive recreation use such as picnic grounds, golf courses and riding stables; and institutional or public uses such as community halls, schools, cultural centres, health care facilities may be permitted, as long as such uses are compatible with the land use in the Town of Lac La Biche.

b) The subdivision of one farmstead or country residential lot from each previously unsubdivided quarter section or settlement lot may be permitted. The minimum parcel size shall be 0.4 hectares. The maximum parcel size shall be 4.0 hectares for a farmstead and 2.0 hectares for a country residence. In addition, the subdivision of parcels isolated from the quarter section or settlement lot by natural or man-made features may be permitted in accordance with the Land Use Order.

2.5 Special Policy Area

a) Special Policy Area A

This property is located on the west half of Block 17, Plan 0046 HW, River Lot 60, Lac La Biche Settlement. Development of this property for the commercial use of a maintenance and storage shop may be permitted.

b) Special Policy Area B

This property is located on the SW 1-67-14-W4. Development of this property for rural commercial uses may be permitted as designated in the Land Use Order.

c) Special Policy Area C

In Plan 792 0413, Block 4, Lot 14 River Lot 49, Lac La Biche Settlement, the minium lot size shall be greater than 560 square metres and the minimum lot width greater than 15 metres. A 6.0 metre environmental reserve strip shall be provided along the length of shoreline.

3. MANAGEMENT POLICIES

The following policies are adopted to maintain and enhance the natural resource and environment of the planning area.

3.1 Development Policies

a) Residential development of any type shall adhere to the following criteria:

- ground water of sufficient quantity and quality based on Alberta Environment standards, shall be available to support the development,

- development shall be prohibited within 35 metres of the top of river and stream valley breaks. Where this requirement cannot be met because of the configuration of the parcel area or the characteristics of the landscape, the Improvement District may reduce this standard as long as the intent of this provision is maintained,

- development shall be prohibited on slopes in excess of 15%; on unstable slopes subject to soil slippage or other mass movement; and on soil which has a percolation rate of 2 minutes/2.5 centimetres or slower, and

- development shall be prohibited in or adjacent to areas characterized by unique vegetation species or fish and wildlife habitats.

b) Only one single family dwelling shall be permitted on each lot, except as provided for under the Planning Act, R.S.A. 1980. Guest houses shall not be permitted as they would constitute additional dwelling units. Multi-family development (ie. condominiums, townhouses, duplexes, etc.) shall not be permitted.

c) The proponent of a development shall be responsible for conducting any required historical resources impact assessment and providing mitigative measures in areas where the proposal would impact on the historic resource.

d) The Improvement District may consider the creation, maintenance and posting of suitable new lake access points within undeveloped reserve areas of existing subdivisions.

e) The Improvement District may consider, under the provisions of the Planning Act, R.S.A. 1980, disposing of some existing public reserve parcels, provided access for backlot owners is not jeopardized. Funds derived from the sale could be used to purchase blocks of land suitable for intensive recreation use.

f) The Improvement District may consider, under the provisions of the Planning Act, taking funds in-lieu-of land within future subdivisions in order to purchase blocks of land suitable for intensive recreation use within the planning area.

g) Developments proposing spaces for day use, hiking trails, overnight camping and similar facilities shall have such facilities suitably organized and clearly marked. Adequate lake access and parking facilities shall be provided where appropriate.

h) The Improvement District may allow retail or service commercial uses in the planning area by specifically designating such uses in the Land Use Order. Any applications to re-designate land in the Land Use Order for commercial use shall be accompanied by a report which:

- precisely defines the boundaries of the proposed site,
- designates suitable building sites,
- ensures that the functional integrity of any adjacent roads is maintained,
- defines standards of development which may include architectural landscaping and sign control,
- identifies methods and facilities for servicing,
- includes groundwater and soil permeability evaluations, and
- includes any other matters as the Improvement District deems necessary.

i) Industrial development shall not be allowed within the planning area.

3.2 Environmental Policies

a) All developments shall locate on parcels large enough to support any required on-site water supply and sewage disposal systems. Sewage disposal systems which have been approved by the authority having jurisdiction (ie. Alberta Labour, Alberta Environment, Alberta Social Services and Community Health, etc.) shall be required.

b) Necessary public facilities such as change houses, garbage disposal systems and on-site water supply systems shall be required to have prior approval based on the standards established by authorities having jurisdiction, (ie. Alberta Labour, Alberta Environment, Alberta Social Services and Community Health, etc.) and shall be of sufficient size and adequate standard to accommodate anticipated peak use.

c) The Improvement District may examine the sewage disposal systems installed in the existing developed residential areas. If the Improvement District decides that the sewage disposal systems may become injurious or dangerous to public health, they may request the local health unit to investigate such situations with a view to requiring, under the Public Health Act, corrective measures, if necessary. Where any person fails to undertake the prescribed corrective measures, the Improvement District may undertake such measures with the costs incurred to be collected in like manner as municipal taxes.

d) A site plan detailing the protection of existing native treed areas shall be required with any application for development permit.

e) All development shall be required to maintain a buffer of sufficient size and composition to act as a noise and visual barrier between adjacent incompatible land uses.

f) A treed/vegetation buffer of at least 30 metres wide shall be maintained between the dwelling site and the lake shoreline. Revegetation of existing cleared areas shall be encouraged. Appropriate allowance may be made for existing undeveloped lots and for re-development of existing lots where this restriction may prohibit dwelling construction.

g) Where possible, a treed/vegetation buffer of at least 30 metres wide shall be maintained between agricultural lands and the lake shoreline.

h) No development shall be allowed or continue to exist on public reserves if it does not serve the interest of the general public.

i) Except for removable domestic piers or removable boat lifts, future development or structures proposed on the lake bed shall be required to obtain authorization from Alberta Forestry, Lands and Wildlife. Existing unauthorized developments which encroach on the lake bed shall obtain a Licence of Occupation from Alberta Forestry, Lands and Wildlife. Otherwise, they shall be removed.

j) All future structural development proposed on shoreland reserves shall obtain a development permit from the Improvement District if located above the mean high water level; and from Alberta Environment and/or Alberta Forestry, Lands and Wildlife if located below the mean high water level.

k) Alterations to the bed and shores of the lake shall not be undertaken without the necessary authorization and permits from the authority having jurisdiction.

l) The islands on the lake shall remain in their present natural state.

m) Where possible, natural vegetative cover shall be maintained around important fish and wildlife areas.

n) The Improvement District shall encourage Alberta Forestry, Lands and Wildlife to post important fish and wildlife areas out of bounds to the general public.

3.3 Services Policies

a) The Improvement District may consider the clearing, posting and maintenance of walkways within existing suitable shoreland reserves to improve pedestrian access to the lake for backlot property owners and the public. The development, clearing and posting of future shoreland reserves for lake access shall be the responsibility of developers.

b) The Improvement District shall encourage property owners or organizations to voluntarily assume some responsibilities in the upkeep and maintenance of beach areas, public reserves, etc.

c) The Improvement District may consult with the Athabasca Health Unit in an effort to provide a suitable site for disposal of sewage from sewage holding tanks.

d) The Improvement District shall attempt to ensure that local access roads are gravelled and maintained to normal standards.

e) No new sanitary landfill sites shall be allowed in the planning area.

3.4 Lake Use Policies

a) The Improvement District shall discourage farmers from watering their livestock in the lake or its tributaries.

b) The Improvement District shall request Alberta Environment to monitor nutrient flow into the lake; and to compile a summary of studies done in the past with respect to controlling the lake water level.

c) The Improvement District, upon request from area residents, may apply to the Alberta Boating Regulation Review committee for the imposition of appropriate boating regulations in specific locations on the lake.

d) Upon receiving the approval from the Alberta Boating Regulation Review Committee, the Improvement District shall post and maintain signs in appropriate locations informing the public of boating regulations in place.

e) The Improvement District, where possible, shall require the location of the new boat launch facilities to be away from, or at the perimeter of public beaches or swimming areas.

4. IMPLEMENTATION AND ADMINISTRATION

4.1 Authority of the Plan

a) Subdivision and development of lands within the planning area by the Improvement District and general public shall be in accordance with the provisions of this Plan.

b) The Improvement District shall encourage the provincial and federal governments to have regard for the provisions of this Plan in the subdivision and development of crown lands, and in the formulation of provincial and federal policies and program, within the planning area.

c) Lac La Biche Lake Management Plan: Area Structure Plan as adopted under M.O. #853/82 as amended, is hereby repealed.

4.2 Land Use Order

a) Where this Plan or any part thereof takes effect, the Land Use Order in effect in the planning area shall be amended to conform with this Plan.

b) No provisions of this Plan shall require the Land Use Order to pre-designate lands for recreation, multi-lot residential, commercial or similar uses. Developments proposing any of these uses shall be required to conform with the provisions of this Plan and have the subject site re-designated to an appropriate district in the Land Use Order prior to development approval.

c) The Improvement District may, at its discretion, recognize any existing uses in the Land Use Order provided such uses have no adverse affects on the present and future use of the surrounding area, or on the implementation of this Plan. Where the design features or development standards of any existing uses do not conform with the provisions of this Plan, the owners shall be encouraged to upgrade the structures to conform with the intent of this Plan. The provincial government and the Improvement District, where possible, may provide technical advice for the upgrading.

4.3 Plan Review and Amendments

a) The Improvement District may amend this Plan at any time to incorporate new objectives, policies and land use. The Improvement District shall review and evaluate the effectiveness of the Plan, and where necessary amend this Plan, at least once every three years.

b) Amendments shall be adopted as amendments to the Lac La Biche Lake Management Plan: Area Structure Plan pursuant to the Planning Act.

4.4 Interpretation

a) Examples of uses are included in this Plan to illustrate the range of activities in each land use designation. Specific uses shall be defined for an area in the Land Use Order.

b) In order to provide for flexibility in interpretation, land use designation boundaries in this Plan may be considered to be approximate except where such land use designation boundaries coincide with roads, quarter section lines, registered plans of subdivision, valleys, streams, rivers or other clearly recognizable physical features. Otherwise, for the purpose of preparing the Land Use Order, and for subdivision and development approval or otherwise, minor deviations may be permitted without amendment to this Plan, provided that such deviations do not alter the intent of this Plan.